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EAST AFR. PHOT.  
4142  
15  
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4142  
FILED  
JAN 16 1916

for  
Covering 895

1915

22 Dec.

Last previous Paper  
for  
51603/15

Sale of godown plots at Kileleshwa

Sends report on result of auction 8 Dec. with copy of Conditions of sale and for memorandum. Consents in reply made to objections raised by Hon Sec. of Commerce: will not hold any further sale until Commercial Community can show positive intention to bid for plots on terms already promulgated.

Ans. 68. 31 Jan 16  
K.R.

Subject Sir G. Fiddes.

The Bureau of Commerce seems to attach more importance to executing the Govt plan to the interests of its members

It is a question whether when conditions are more normal we should not stimulate private enterprise by raising the rent for storage in Govt godowns.

In the present, we can only approve of the Govt's attitude in para 3 of his dispatch? - I bear this paper in mind, in case it have representations about the want of storage facilities.

W.S. 28/1/16

Next subsequent Paper.

See Army  
20062/16

47983/18  
Yes

W.S. 28/1/16  
28.1.16  
28.1.16

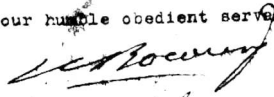


intention to bid for the plots on the terms  
already promulgated.

I have the honour to be,

Sir,

Your humble obedient servant,



On instructions from  
the GOVERNOR



INCLOSURE No 1  
In Encl. No. 24 of 24 12 1910  
614

# Uganda Railway

4142  
RECEIVED  
26 JAN 1911

General Manager's Office.

Nairobi 8th Decr. 1910. 191  
B. E. A.

GRAPHIC ADDRESS  
NAGER, N. R. B.  
A. S. Box No. 57.

PLEASE REFER HERE TO IN  
OUR REPLY.

No. 208/11  
1184

The Honourable  
The Chief Secretary  
to the Government,  
N A I R O B I.

Sir,

### Godown Plots - Kilindini Station.

In connection with the sale of godown plots at  
Kilindini Station, I have the honour to submit the follow-  
ing report:-

1. On Saturday, December 4th, the Mombasa Chamber of  
Commerce wired as follows:-

"Regarding sale Kilindini godown plots conditions of  
sale contain several unsatisfactory clauses Chamber  
unanimously decide unable bid present conditions  
can sale be postponed enable you consider Chamber's  
objections, please wire reply",

and to this wire a reply was sent by the Honourable the  
Land Officer acting under instructions from His Excellency,

"Regret impossible."

2. On my arrival at Mombasa on the 5th instant  
I asked the Chamber of Commerce if they would arrange a  
meeting that I might hear their objections to the conditions  
of sale, and if possible explain them to the satisfaction  
of the Chamber so that such objections might be withdrawn.  
A meeting was arranged and took place on Monday afternoon  
last, the 6th instant.

3. The objections raised were on six different points.

and my explanations as given to the Chamber of Commerce are given herewith in extenso:

(1) There is a general feeling that as the conditions were different from previous sales and therefore unexpected, some opportunity should have been given to the Chamber to discuss same before publication in the "Official Gazette". Regret is expressed that the Chamber had not taken up the matter earlier as a fortnight had elapsed between the publication of the Gazette and the meeting of the Chamber. The delay in dealing with this matter was due to pressure of business by shortened office hours.

I pointed out that the Conditions of Sale had been published for the past four weeks, the first notice having appeared in the "Official Gazette of the 10th November, and in each succeeding issue up to date, that it was not reasonable to ask a few days only before the date of the sale that the sale should be postponed, and that if any objections were held as to the conditions of sale that they should have been put forward at an earlier date. It was stated by the representatives of the Chamber that press of business connected with the war and urgent situations arising therefrom had prevented them taking any earlier action.

I also explained that these plots were put up for sale in order to meet what had been represented to me as the urgent necessities of the merchant and shipping community, that they were being sold against the policy of the Government to sell no Crown lands during the war, and that representations had to be made to the Secretary of State to enable the necessary sanction for the sale to be obtained, and that the action of the Chamber of Commerce in putting forward proposals for the sale at the eleventh hour was neither an appreciation or recognition on their part of the inclination of the Administration to help them in every possible manner. I also explained that sufficient plots were reserved in the two front rows to allow for the

appropriation of the Pier Godown plots and the requirement by the holders of such plots to further plots in direct communication with any plots that might be allotted to them.

(2) The position of the plots is at present about as bad as it could be. It is far from the wharf and it is practically impossible to approach the site in a motor car, therefore much more impossible for hand carts. There are no sidings and no definite guarantee when these would be available. It is felt that the Railway already has its hands more than full and would not be able to attend to this matter for some considerable time.

The position of the plots. I impressed upon them that the land in question was alienated for godown plots in connection with the new Deep Water Pier, that it was the only land obtainable that could be used for the required purpose, and that it was a useless objection to raise at the present time when they had been aware of and approved for the past three years of the location and general arrangements of the location. I pointed out the fact that the plots now under consideration faced on to the road leading to the Railway yard, and ran parallel to the Railway fence, and that the road had been in use and had had very heavy traffic on it for nearly twenty years past, and that it was the only public road for the Railway stores and Yard. I stated that the Railway, owing to the state of war that exists in the country and the consequent disturbance of the labour market, and the fact that all our spare Permanent way material was tied up in military works, could not give a definite promise that it could be assured of fulfilling that sidings would be put in at the present time, but promised that such sidings, and also roads, would be put in at the earliest possible date.

(3) The upset price is altogether too high. During

the present unsettled state of affairs it is quite a speculation buying plots at all and whilst a number of merchants might buy, trusting in the ultimate progress of the colony, there is no inducement to do so at the present prices. There are several firms who are in immediate need of godown plots and as such firms would want to erect godowns immediately, there is less inducement for them to buy (on account of roads, sidings, etc) than for firms who would buy and wait.

I explained that the upset price included Rs. 2400/- per plot, the cost of roads, sidings and drains, and when this fact was taken into consideration the upset price of Rs. 2700/- left Rs. 450/- only for the land itself. I also pointed out that the charge that is in force for putting vehicles in and taking them out of private godown sidings is a purely nominal one, and does not include any charge to cover the cost of putting in sidings and the subsequent cost of maintenance.

(c) It is felt that clause 10 of the Conditions of sale might prove unnecessarily harsh in certain cases as some firms might be very seriously affected by the progress of the war and it would be a great hardship to have to forfeit a half finished building and plot.

I stated that His Excellency had very decided opinions upon the question of transfer, and that no transfer would be allowed until the existing conditions were fulfilled.

(d) The section of the lease reading "and will not use or occupy the premises ..... or permit the same to be used or occupied otherwise than as a godown" is most unsatisfactory. The Customs are moving to Kilindini and a certain amount of office work will have to be done in the interim until such time as the Kilindini office scheme is in full working order. This will certainly not pass until after the war.

I explained the offices could be built over the godowns for the use of the occupants of the godown, as authorized by His Excellency in his memorandum of the 2nd instant.

(e) Another objection is the distance from the Customs. With the present godowns it is possible to work a dolly or chuggy between the wharf and godowns. This is not possible with the new sites and therefore detracts from their value.

I explained that this objection was more

than real, and that it came under the above conditions as item (c).

4. In addition to these I was asked if there would be any objection to temporary buildings being erected provided that the building conditions were complied with within the prescribed period. I wired you in this connection and obtained the following reply:-

"Your telegram of 10-day temporary buildings conforms with the conditions provided development conditions are fulfilled within prescribed period."

which I duly communicated to the Chamber.

5. On the evening of the 7th I was present at a meeting of the Chamber to discuss the question of markets at Kiriindini Pier, and the question of the sale of plots was placed before the members for them to decide whether they should adhere to an apparent previous resolution that had been passed by the members and which gave my aide at the sale the right to take place on the following day. It was stated by some of the members that they would not support the original resolution, and it was finally resolved that no member of the Chamber should be the first to either open the bidding or to complete the purchase of the first plot.

6. A vote of thanks was proposed and passed in connection with my action in appreciating and meeting the wants of the mercantile community and endeavouring to obtain them the accommodation they required. I stated that while recognising their thanks I did not feel, in the face of the quality of their objections and their proposed action, and their failure to appreciate the action of the Administration, that I could accept such thanks with any personal feeling of congratulation.

7. I gathered from what I heard that the Indian



merchants had been canvassed with the purpose of persuading them not to bid for any of the plots.

8. At the sale that took place this morning there was a fair, but not a large attendance. Several plots were put up, but there was no bidding whatever. The question was then asked if any one particular plot was wanted, in which case it would be put up to meet the convenience of a purchaser. There was no reply whatever to this enquiry, it appeared to be hopeless to invite bids in face of the action that had been taken by the Chamber of Commerce, there was no knowledge or thought that there would be any bidding, and consequently the sale was closed without a single bid having been offered.

9. The sale was a failure entirely owing to the resolution of the Chamber of Commerce referred to in paragraph 5. As I afterwards learned that many of the Europeans present intended to buy either two or more plots, and had bank cheques in their possession to complete such purchases. One would-be purchaser remarked, "The next time we have the chance of buying I should think the upset price will be Rs.3500/- and quite rightly;" another remarked "This is certainly a disappointment to us and we have acted against our own interests, but it is interesting to know that Bombay can hold together and keep to a promise that it has made. I didn't think that it would." It is difficult to imagine that a responsible (?) body of business men could have acted in the manner expressed in this letter, and a consideration of the objections put forward emphasizes the self evident fact that the objections are not genuine or put forward for the good of the trading community.

10. The case is summarised as follows:

At the end of September, when I was in Mombasa, it was represented to me most strongly by the President of the Chamber of Commerce, and by the Chief of Customs, of the urgency of providing enlarged accommodation. The necessity was so self-evident that I laid it before you in my letter No. 25/11/493, dated the 13th October, which treated the matter in a very broad and sympathetic manner, and His Excellency was pleased to approve of the proposals, on the ground that he would not place any obstacles whatever in the way of the improvement of the facilities that could be granted to the Port, and that as considered were necessary. The conditions of sale were published first on the 19th November, and also on each succeeding Wednesday, the sale was fixed for the 6th December, and it was not until the 4th December that the Mombasa Chamber of Commerce raised any objections, and even then it was by telegram. What prompted these objections it is difficult to imagine; it may have been that the Port of Mombasa had again been opened for traffic (although only temporarily) and the trading community thought that they could delay building at Kilindini, but whatever ground they may have thought they had I certainly cannot see that any real or substantial reason has been put forward, or any excuse for an action that in my opinion is most ill-advised and inconsiderate.

11. With regard to the disposal of these plots in the future I would most respectfully suggest that no action whatever be taken until the sale of the plots is a matter necessitated by the requirements of the Railway, and not those of the trading community.

I have the honour to be,

sir,

Your obedient servant,

Sd/ B. EASTWOOD, Colonel.  
General Manager,  
Uganda Railway.

December 10, 1915.

THE OFFICIAL GAZETTE

NOTICE No. 764]

NOTICE.

651

NOTICE is hereby given that the Crown Leases of the undermentioned 24 Godown Plots situated at Kilindini will be sold by public auction in the Jubilee Hall at Mombasa on the 8th day of December, 1915, commencing at 10 a.m. subject to the particulars and conditions set out below:-

Particulars.

No. of plot in Sale Plan	AREA.			ANNUAL RENT.			Upset	Cost of
	Frontage ft.	Depth ft.	sq. ft.	1st	2nd	3rd	Price.	Map.
				33 years p.a.	33 years p.a.	33 years p.a.	Rs.	Rs.
1	40	150	6000	120	240	360	2,760	150
2	40	150	6000	120	240	360	2,760	150
3	40	150	6000	120	240	360	2,760	150
4	40	150	6000	120	240	360	2,760	150
5	40	150	6000	120	240	360	2,760	150
6	40	150	6000	120	240	360	2,760	150
7	40	150	6000	120	240	360	2,760	150
8	40	150	6000	120	240	360	2,760	150
9	40	150	6000	120	240	360	2,760	150
10	40	150	6000	120	240	360	2,760	150
11	40	150	6000	120	240	360	2,760	150
12	40	150	6000	120	240	360	2,760	150
13	40	150	6000	120	240	360	2,760	150
14	40	150	6000	120	240	360	2,760	150
15	40	150	6000	120	240	360	2,760	150
16	40	150	6000	120	240	360	2,760	150
17	40	150	6000	120	240	360	2,760	150
18	40	150	6000	120	240	360	2,760	150
19	40	150	6000	120	240	360	2,760	150
20	40	150	6000	120	240	360	2,760	150
21	40	150	6000	120	240	360	2,760	150
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24	40	150	6000	120	240	360	2,760	150
25	40	150	6000	120	240	360	2,760	150
26	40	150	6000	120	240	360	2,760	150
27	40	150	6000	120	240	360	2,760	150
28	40	150	6000	120	240	360	2,760	150
29	40	150	6000	120	240	360	2,760	150
30	40	150	6000	120	240	360	2,760	150
31	40	150	6000	120	240	360	2,760	150
32	40	150	6000	120	240	360	2,760	150
33	40	150	6000	120	240	360	2,760	150
34	40	150	6000	120	240	360	2,760	150
35	40	150	6000	120	240	360	2,760	150
36	40	150	6000	120	240	360	2,760	150
37	40	150	6000	120	240	360	2,760	150
38	40	150	6000	120	240	360	2,760	150
39	40	150	6000	120	240	360	2,760	150
40	40	150	6000	120	240	360	2,760	150
41	40	150	6000	120	240	360	2,760	150
42	40	150	6000	120	240	360	2,760	150
43	40	150	6000	120	240	360	2,760	150
44	40	150	6000	120	240	360	2,760	150
45	40	150	6000	120	240	360	2,760	150
46	40	150	6000	120	240	360	2,760	150
47	40	150	6000	120	240	360	2,760	150
48	40	150	6000	120	240	360	2,760	150

Term of Lease 99 years.

Annual rental for the 1st 33 years 2 cents per sq. foot.

Annual rental for the 2nd 33 years 4 cents per sq. foot.

Annual rental for the 3rd 33 years 6 cents per sq. foot.

Plans of the sites may be seen at the Offices of -

- The Provincial Commissioner, Mombasa.
- The Provincial Commissioner, Naivasha.
- The Provincial Commissioner, Kisumu.
- The District Commissioner, Nakuru, and at the Land Office, Nairobi.

Application for maps must be forwarded to the Director of Surveys, Nairobi, and must be accompanied by cheque in payment of same.

Nairobi.

R. BARTON WRIGHT,  
Land Officer.

Dated this 18th day of October, 1915.

CONDITIONS.

1. Each plot will be auctioned separately.
2. The Government reserve the right to withdraw any plot from the sale at any time prior to same being offered for sale.
3. The highest bidder shall be the purchaser, and, if any dispute arises as to any bidding, the plot shall be put up again at the last undisputed bidding. The amount of the advance shall be regulated by the Auctioneer and no bidding shall be retracted.
4. The highest bid for each plot together with the name of the purchaser, shall be announced by the Auctioneer before proceeding to offer the next plot and the purchaser shall thereupon pay one quarter of the purchase money to the Auctioneer. In default, the plot may be immediately resold, and any subsequent bid by the person who has made default may be ignored or refused.





GENERAL NOTICE No. 765

## NOTICE UNDER MARTIAL LAW.

AS from the date of publication hereof, "Arms and Ammunition" are withdrawn from the Schedule to General Notice No. 623 of August 7th, 1914.

General Notice No. 609 of 14th September, 1914, is hereby cancelled.

Nairobi.

C. F. DOBBS, MAJOR.

Dated this 6th day of November, 1915.

D.A.A. &amp; Q.M.G.

GENERAL NOTICE No. 766

## NOTICE UNDER MARTIAL LAW.

### 2ND AMENDMENT OF PRICE LIST NO. 14

NOTICE is hereby given that from to-day's date the maximum cash selling price of the following will be as under:

	Retail	Wholesale
	Rs. cts.	Rs. cts.
Rice, Madagascar	60 00 per lb.	13 25 per bag of 165 lbs.

Mombasa.

C. W. HOBLEY, C.M.G.

Dated this 10th day of November, 1915.

Chairman, Local Committee of Supplies.

GENERAL NOTICE No. 767

## NOTICE Under the Liquor Ordinance, 1909.

SEYDI PROVINCE.

NOTICE is hereby given that the Licensing Court will sit at the Provincial Commissioner's Office, Mombasa, on Monday the 14th December, 1915, at 10 o'clock in the forenoon.

Mombasa.

C. W. HOBLEY, C.M.G.

Provincial Commissioner

### Applications for New Liquor Licences.

Name of Applicant	Class of Licence	Premises.
J. G. de Souza	General Retail Liquor Licence	587 Mombasa, Sahm Road, near Mackinnon Market, Mombasa.
Chas. S. Smythe H. Baker	Wholesale Liquor Licence	76 Rogers Road, Mombasa.

GENERAL NOTICE No. 768

## NOTICE Under the Liquor Ordinance, 1909.

UKAMBA PROVINCE.

THE following further applications have been received for the consideration of the Ukwamba Licensing Court which will be held at the Offices of the Provincial Administration, Nairobi, on Monday the 13th December, 1915, at 10 o'clock in the forenoon:

Name of the Applicant	Class of Licence	Premises.
P. A. Raphael	Hotel Licence	Victoria Hotel, Victoria Street, Nairobi
James F. Maskey	Wine Merchant & Grocer's Liquor Licence	Plot No. 11, Corner of Machakos & Bani Roads, Machakos Township.
Malcolm MacKenzie	Wine Merchant & Grocer's Liquor Licence	Mile 26, Nagadi Railway
H. G. Gabriel	Wholesale Liquor Licence	City House, 6th Avenue, Nairobi.

Nairobi.

C. B. W. LANE

November 4th, 1915.

Provincial Commissioner

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Nairobi.

C. F. DOBBS, MAJOR.

Dated this 6th day of November, 1915.

D.A.A. &amp; Q.M.G.

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	Retail	Wholesale
	Rs. cts.	Rs. cts.
Rice, Madagascar	₹. 00 per lb.	13 25 per bag of 165 lbs.

Mombasa.

C. W. HOBLEY, M.A.

November 4, 1915.

Chairman, Local Committee of Supplies.

GENERAL NOTICE No. 767

**NOTICE.****Under the Liquor Ordinance, 1909.**

KRAMBA PROVINCE.

NOTICE is hereby given that the Licensing Court will sit at the Provincial Commissioner's Office, Mombasa, on Monday the 8th December, 1915, at 10 o'clock in the forenoon.

Mombasa.

C. W. HOBLEY, M.A.

Provincial Commissioner

*Applications for New Liquor Licences.*

Name of applicant	Class of Licence	Premises.
J. G. de Souza	General Retail Liquor Licence	587 Members, Salim Road, near Mackinnon Market, Mombasa.
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James F. Massey	Wine Merchant & Grocer's Licence	Plot No. 11, Corner of Machakos & Bura Roads, Machakos Township.
Macleod Macdonald	Liquor Licence	Mue 28, Magadi Railway
H. G. Gabriel	Wine Merchant & Grocer's Licence	City House, 6th Avenue, Nairobi

Nairobi.

C. B. W. BANE,

November 4th, 1915.

Provincial Commissioner

INCLOSURE *no. 1*

In Reply, No. 48 of 24 12 1915

Government House,

British East Africa.

3rd December 1915.

653

MEMORANDUM.

Hon. General Manager,  
Uganda Railway.

With reference to our conference of yesterday, on the subject of the conditions governing the forthcoming sale of godown plots at Kilindini, you are authorised to inform all persons concerned that permission is given to purchasers to erect office accommodation on their plots, in addition to godowns, on the distinct understanding that such offices are to be used solely in connection with the business of the firm or individual in possession of the godown and that no sub-letting of any part of such office accommodation to any person unconnected with the business carried on in the godown will be permitted.

You are also instructed to communicate the above ruling to the Auctioneer for the information of bidders.

Sd. H.C. REEFIELD.

Governor.



Gov. EAP

442

15-16

657

31

31 Jan 1916

Sir

I have the honour to

ack the recd of your copy of

sq 5 of the 24th of December,

relative to the sale of ~~the~~ <sup>the</sup> Godown

plots at Kelundini, as to

your ~~proposal~~ <sup>proposal</sup> that I approve of your ~~proposal~~ <sup>proposal</sup> ~~not to~~ ~~attend~~ ~~or~~ ~~define~~ ~~any~~ ~~part~~ ~~of~~ ~~the~~ ~~plots~~ ~~until~~ ~~3~~ ~~of~~ ~~your~~ ~~despatch~~

the Commercial Community show clearly that there is a genuine intention to bid for the plots on the terms already promulgated.

DRAFT

AP No 68

Sir H. Bellfield

MINUTE

Mr. Jewell 29/1/16

Mr. Bottrill 31/1/16

Mr.

Mr.

Sir G. Fiddes.

Sir H. Just.

Sir J. Anderson.

Mr. Steel-Maitland.

Mr. Bonar Law.